



CITY OF GREENWOOD

REPORT OF TECHNICAL REVIEW COMMITTEE

Docket#: PC2006-010 Date of Report: 2/15/06
Project: Brighton Subdivision – Primary Plat
Representative: KOE Engineering

Project Description:

Sections 2-6, phase two of Brighton Estates. Located on north side of 775N, east of Honey Creek Rd. Property is located immediately west of the recently acquired 72-acre park land.

Minutes/Comments:

Present: Johnson, Weber, Luzier, Riddle, Ferguson, Peoni, and Springer

Joe Meyer, PE, KOE, and Ken Zumstein, J. Greg Allen, presented the primary plat. Sanitary sewers will run gravity southward, across Cutsinger Rd., and eventually across the Komari property, and on to the Cobblestone lift station at Stones Crossing Rd. The legal drain has been vacated all the way to Stones Crossing Rd. Zoning commitments are listed on cover sheet. Cutsinger Rd. entrance will line-up with property to the south. Cutsinger Rd. will be improved to city specifications. Stop 18 extension will be built also.

Luzier moved. Johnson seconded. All ayes. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

1. Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
2. Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
3. Sanitary sewer plans shall be subject to review and approval by outside city consultant.
4. Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
5. All written comments listed in Senior Planner's report shall be met. (attached)
6. All written comments listed in Fire Department's report shall be met. (attached)
7. Right-of-way dedication for Stop 18 Road shall be 100 feet wide (primary thoroughfare classification).
8. Pavement cross-section and width shall be subject to further review and approval.
9. Pavement width for Gatewick Drive shall be 32 feet from back of curb to back of curb (so as to function as a residential collector street).
10. Traffic control signage plan sheet shall be added to the set of primary plat and plans.
11. Lots shall be numbered consecutively (starting with lot no. 41) throughout the primary plat. No lot numbers shall be duplicated.

Chairman